



20 Highgrove Street, Bristol , BS4 3AJ

£370,000

- Modern Terrace Home
- Sitting Room
- Modern Family Bathroom & Separate W.C.
- Landscaped Rear Garden
- Vibrant Location
- Three Bedrooms
- Kitchen / Dining Room
- Covered Decked Patio
- Allocated Parking
- Energy Rating - D

A Terrace Townhouse situated on the popular Highgrove Street in Totterdown. The property is arranged over five levels with accommodation, starting from the top and working down, comprising a master bedroom with VIEWS OVER THE CITY on the top floor, a bedroom and the modern & stylish family bathroom on the third floor, a bedroom and a W/C on the second floor, a modern, light & warm kitchen/diner, which has access to the rear covered decked patio via bi-fold doors on the first floor, and the welcoming entrance hall, sitting room and a handy understairs storage cupboard on the ground floor. Outside, there is private, south facing rear garden which is landscaped and the perfect 'sunny' space for entertaining friends & family. The property is also double glazed throughout, gas centrally heated and there is an allocated parking space at the front of the property.

Centrally located with the beautiful Arnos Vale Cemetery, being a half mile walk away, a beautiful Victorian garden cemetery with a café at its heart, a short walk from Wells Road, this house is also close to other local amenities including Fox and West Deli, Bank Restaurant, A capella Café & Pizzeria, Smoke Box and Bruhaha Bar serving local craft beers. Hillcrest Primary School is around the corner whilst open green spaces such as Perrett's Park, Redcatch Park and the 50 acres of Victoria Park are all within a short walk and offer a great escape from the hustle & bustle of the city. Temple Meads Train Station is a 15 minute walk and the exciting harbourside development of Wapping Wharf, boasting some of the best bars, restaurants and lifestyle shops in the city is roughly a 30 minute walk. The property would make both an ideal first time purchase or home for the growing family. An early appointment to view is thoroughly recommended.

Sitting Room 10'9 x 8'3 (3.28m x 2.51m)

Kitchen / Dining Room 14'9 x 8'8 max (4.50m x 2.64m max)

Bedroom One 14'5 max x 10'8 max (4.39m max x 3.25m max)

Situated on the Upper Floor

Bedroom Two 10'8 x 8'6 (3.25m x 2.59m)

Bedroom Three 8'8 x 7'3 (2.64m x 2.21m)

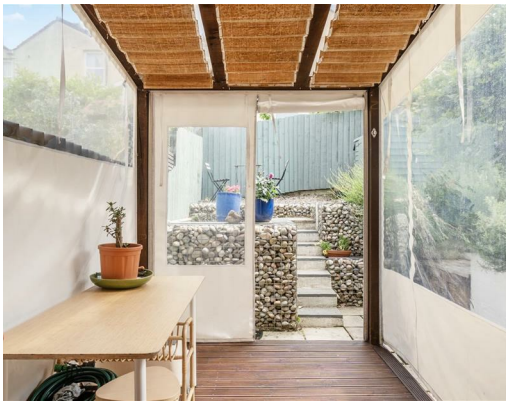
Bathroom 7'1 x 5'7 (2.16m x 1.70m)

Tenure - Freehold

Community Charge - £40pcm

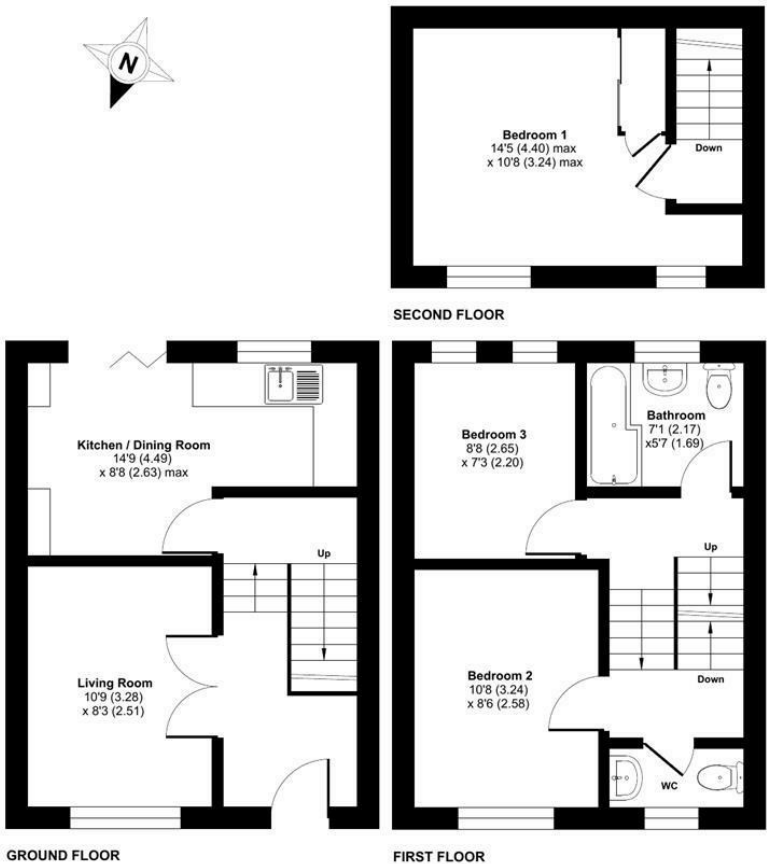
Council Tax Band - C



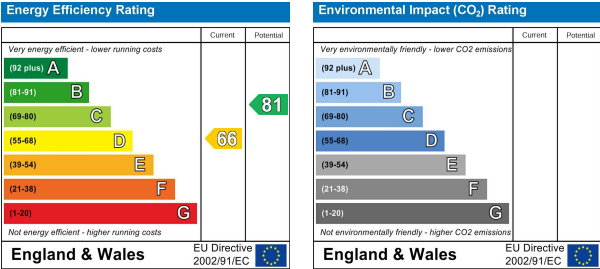
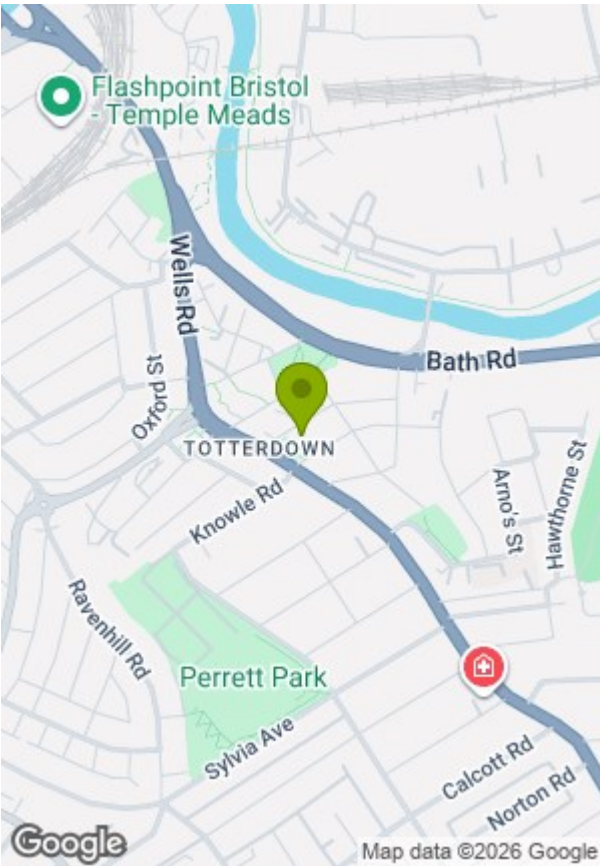


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Approximate Area = 743 sq ft / 69 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Greenwood's Property Centre. REF: 1477059



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